

**PB# 87-38**

**Grove Homes**

**67-4-18.1**

GROVE HOMES

87-38

SITE PLAN ROUTE (94)

Approved 10/24/87

# General Receipt

8961

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

May 22 19 87

Received of Zimmerman Engineering \$ 25.00

Twenty-five and 00/100 DOLLARS

For Application fee - Planning Board #87-38

FUND	CODE	AMOUNT

By Pauline Townsend  
Town Clerk

Williamson Law Book Co., Rochester, N. Y. 14609

# General Receipt

9405

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

Nov. 6 19 87

Received of Zimmerman Engineering \$ 148.50

One Hundred Forty Eight and 50/100 DOLLARS

For 100.00 Site Plan - \$48.50 P/B Crp. Fee  
87-38

FUND	CODE	AMOUNT
<u>Check #3029</u>		
<u>\$148.50</u>		

By Pauline G. Townsend  
Town Clerk

Williamson Law Book Co., Rochester, N. Y. 14609

County File No. NWT 13-87 M

## COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B,  
Section 239, Paragraphs 1, m & n, of the  
General Municipal Law)

Application of Grove Homes, Inc.  
for a Site Plan - NY 94  
County Action: Local Determination

## LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied ..... Approved .....

Approved subject to County recommendations

(Date of Local Action)

(Signature of Local Official)

This card must be returned to the Orange County Department of Planning  
within 7 days of local action.

WATER



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12550  
(914) 562-8640
- **Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765  
(914) 856-5600

**9 February 1990**

**MEMORANDUM**

**TO: Michael Babcock, Building Inspector**

**FROM: Mark J. Edsall, P.E., Planning Board Engineer**

**SUBJECT: Grove Homes Store/Office Site Plan**  
**New Windsor Planning Board (87-38)**

Following the Town Planning Board site plan approval granted on 28 October 1987, the subject project was constructed on Route 94. This memorandum will confirm that on 6 February 1990 the undersigned met with you on the project site to review the status of the completion of site improvements shown on the approved plan. The following items which need the attention of the developer were noted:

1. The landscaping shown on the westerly side of the main entrance, the northerly corner of the property and the southerly corner of the property all were not installed.
2. The easterly property line had a significant amount of construction debris and waste material which should be cleaned up by the developer.
3. The left (west) side of the building, near the front has the electrical service equipment wall mounted. It is recommended that the developer provide bollards or guide rail to protect such equipment from vehicular damage.

9 February 1990

MEMORANDUM

-2-

4. It appears that the applicant has provided six (6) parking spaces in the front of the building, rather than five (5) as shown on the approved plan. This has resulted in an encroachment of the parking spaces into the westerly circulation lane. This should be corrected.
5. At the front of the site where the Town Pump Station is located, it was indicated that the pump station would be adjusted level with the proposed pavement, such modifications subject to Town approval. The pump station has not been modified and no protection exists for the pump station from vehicular damage. The developer should be required to install bollards and/or guide rail in a manner acceptable to the Town Sewer Department. Further, it should be noted that John Egitto has advised me that the station is now leaking through the wall joints, which indicates that it may have been disturbed during the construction work. Repair work should be made to the pump station to the satisfaction of the Town Sewer Department.
6. In addition to the previous comment, it should be noted that the utility pole indicated to be relocated on the plan, remains as an encroachment to the adjoining parking spaces. This pole and the electrical service to the pump station, including control panel, should be relocated, to the satisfaction of the Town Sewer Department.
7. The Applicant has not installed a handicapped ramp as indicated on the plans. Further, the finished pavement grading is such that there is not a smooth transition from the handicapped parking spaces to the front building sidewalk. Either the pavement must be changed, the ramp built or the handicapped spaces relocated in a manner in which the handicapped access route would meet State code.
8. The sidewalk on the front of the building is nearly flush for most areas. Since the developer did not construct a standard raised sidewalk/curb section, no wheel stops exist to stop vehicles from causing damage to the building face. As such, it is recommended that the developer install concrete wheel stops for the spaces in front of the building.

9 February 1990

MEMORANDUM

-3-

9. The existing drainage ditch along the west side of the property has been relocated near the rear of the site. It appears that during the construction of the overall site, siltation has occurred which has somewhat filled the swale. It is my recommendation that the developer be asked to clean out the swale from the rear of the site to the existing headwall on Route 94, to promote better flow and avoid a flooding problem on the adjoining property. A portion of this swale appears to flow through the adjoining property; therefore, they should get permission from the adjoining property owner before doing that portion of the work.

It is my recommendation that you give the developer these comments and request that he perform the work prior to issuance of the Certificate of Occupancy. If they prefer that this work be bonded, please advise me and I will prepare an estimate for the value involved with the work.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJE:mk

cc: John Egitto

A:2-9-2ME.mk

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

## SITE PLAN APPROVAL

Grove Homes (Route 94)

X The site plan or map was approved by the Bureau of Fire Prevention.

The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

SIGNED :

CHAIRMAN

Mr. Joseph Lacatta came before the Board representing this proposal.

Mr. Lacatta: I have the latest revision on the wall here. We should have October 14th. Since the last meeting we addressed the comments of the Board, we added a stockade fence around the dumpster located in the rear. We also indicated that we will wrap-wrap the ditch and we added detail of what is going to happen right here and as far as the notation we have added the notation in three places here that the entire parking lot will be paved and that was the comments of the Board.

Mr. Van Leeuwen: How big are the parking spaces.

Mr. Lacatta: Ten by twenty.

Mr. Scheible: Was there any discussion with the fire department, Fire Prevention Bureau?

Mr. Lacatta: At the last meeting we had covered it as far as the Board is concerned. It is our contention that this area will be plowed if there is a fire it can be reached from 94.

Mr. Van Leeuwen: Do you have permission from the State Department of DOT for the entrance ingress and egress?

Mr. Lacatta: Yes, we have approval from them.

Mr. Scheible: Question that is in here.

Mr. Lacatta: Since the original submittal and this one we have made a revision to the entrance to the DOT specs.

Mr. Scheible: You still didn't feel the truck loading has been completed.

Mr. Edsall: You talked to Jerry Zimmerman the bottom line is I am still trying to get the exact criteria as far as the parking area around it and the truck loading was encountered if it is going to inflict any damage on the dump station itself if it did we'd just have to go around it with a curbed island and not allow parking spaces over it. That is just a final detail as to whether or not we will allow parking adjacent to the station itself. They still have adequate parking. They may have to add one additional space though. You will lose two here.

Mr. Lacatta: We were thinking of one more or less readjusting it slightly.

Mr. Edsall: To protect the station adequately and keep the loading far enough away you may need to knock out two spaces at this point. I am not sure have you been able to determine if there exists an easement or not?

Mr. Lacatta: No. But we are granting you one.

Mr. Edsall: I want to know if there is one in place. I'd want to know about it so that. I haven't been able to get the information on it yet either.

Mr. Van Leeuwen: The fire department hasn't approved this? This is in New Windsor or Vails Gate?

Mr. Scheible: They are looking for two ways in and out. They are concerned with the width of the driveway around the building given the fact of snow plowing if it is not removed would put the cars in the driveing lane. Has anything been done with this?

Mr. Lacatta: This a 24 foot wide travel way.

Mr. Edsall: That meets the Town ordinance for isle widths and parking areas.

Mr. Scheible: If a second entrance, exit is established at parking stalls 8, 9 and 10 so there are two ways in and out the Board would be acceptable to this site plan proposal. I disagree with that.

Mr. Van Leeuwen: I do too.

Mr. Edsall: The other point is the location that the fire department had requested I don't think they really had the time to look at the plan closely, they wanted the exit to come through the guardrails and drainage ditch they would have to move have the state take out the guardrails and regrade to include to get the driveway so I am sure DOT would not issue a permit.

Mr. Van Leeuwen: I make the motion to give final approval on the Grove Homes Site Plan.

Mr. Mc Carville: I will second that.

MR. JONES	AYE
MR. VAN LEEUWEN	AYE
MR. MC CARVILLE	AYE
MR. LANDER	AYE
MR. SCHIEFER	AYE
MR. SCHEIBLE	AYE



McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
Associate

Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Grove Homes Retail Stores/Offices  
PROJECT LOCATION: Route 94 (North Side)  
NW#: 87-38  
28 October 1987

1. The Applicant has submitted a Site Plan for review for the construction of a two (2) story structure for retail store and office use. The Plan was reviewed previously at the 9 September 1987 and 14 October 1987 Planning Board Meetings.

2. The Plan has been revised to indicate that the parking area will be paved per the detail on the Plan and a rip-rap treatment will be provided for the proposed swale being relocated. The Applicant's Representative should indicate if any other changes have been made to the Plan.

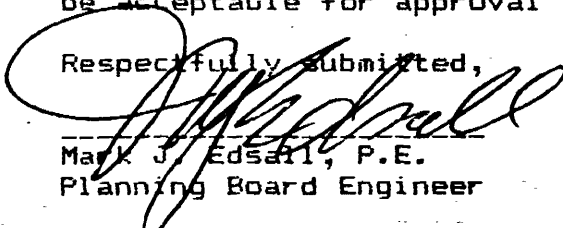
3. My concerns indicated in my comments prepared for the 14 October 1987 meeting with regard to dual direction traffic and size of the loading area remain, and the Board should determine if such items are of their concern prior to approval.

4. A final determination with regard to the easement around the existing sewage pump station should be made. My review of the adequacy of the pump station for truck loadings is not completed at this time.

5. The status of the review by the Bureau of Fire Prevention should be determined.

6. Once the items indicated above have been resolved, the Plan will be acceptable for approval from an Engineering Standpoint.

Respectfully Submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEnJE



McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
*Associate*

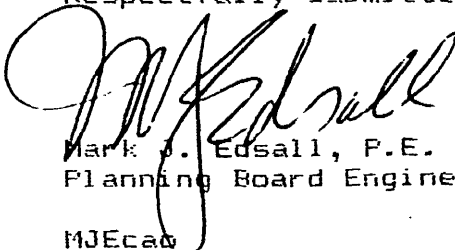
Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Grove Holmes Retail Stores/Offices  
PROJECT LOCATION: Route 94 (North Side)  
NW#: 87-38  
14 October 1987

1. The applicant has submitted a site plan for review for the construction of a two (2) story structure for retail store and office use. The plan was reviewed previously at the 9 September 1987 Planning Board Meeting.
2. The applicant's representative has added a significant amount of information to the plan, making it complete.
3. The Board may wish to discuss the following with the applicant or his representative:
  - a. Is the dual-direction traffic pattern on the site the best layout?
  - b. Will the proposed loading area for the retail stores be sufficient and will trucks making deliveries block the traffic flow?
  - c. The proposed sign detail as shown on the plan.
4. Prior to site plan approval, it should be verified if the Town of New Windsor already has an easement for the existing sewage pump station. In addition, it must be determined if the pump station is suitable for placement under a paved area which may be subject to truck loadings. I will coordinate this aspect with the Town Engineering Department.
5. Comments from the Bureau of Fire Prevention relative to this revised site plan should be received for evaluation.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer  
MJE:ca

~~CONFIDENTIAL~~ (28)  
Mr. Joe Lacatta came before the Board representing the proposal.

Mr. Lacatta: The latest site plan is dated September 28th. Hopefully everyone has a copy. Since the last meeting the Board requested a site plan inspection or had a site plan inspection of this particular piece of property and what we have done is revise the drawing indicating the engineer's comments, particularly detectable comments and comments made by the Board. If there are any specific questions in addition to that. Hopefully, we have covered as many bases as possible and what we are looking for now is site plan approval.

Mr. Scheible: From the Fire Prevention Bureau, they are disapproving the site plan for the reason that the Bureau is concerned with the width of the drive around the building, given the fact that snowplowing, if it is not totally removed, would put the cars in the driving lane. If there are two ways in and out, the Bureau will be acceptable to the plan proposed. I think we discussed that.

Go to page 18

Mr. Lacatta: As far as the snow removal, the way you can interpret that. The snow is not going to be removed on your contention which is that it will be removed and it will be kept open.

Mr. McCarville: Where is parking space number eight, nine and ten?

Mr. Lacatta: Since the last drawing which is talking about is down in this area as the Board noted, there is a guardrail in this area and it is not--

Mr. VanLeeuwen: Won't the state let you make an entrance here?

Mr. Lacatta: I met with Mr. Green and I posed the same question you are asking me and he agreed with me as far as the single entrance rather than a double as far as snowplowing. If that is the only item there is a problem which that memo indicated the snow can be removed and pushed back into this area and as far as getting the fire truck in here, he will pull right in the main access which will definitely be cleared to get access.

Mr. Scheible: I, myself, think that one entrance and exit is sufficient in this case.

Mr. VanLeeuwen: It also depends what the state is going to allow him to do.

Mr. Lacatta: Since the last meeting we have revised the entrance to the state requirement. We pushed this back slightly, the curve cut there is the requirements we also eliminated a parking space so in the event this car is back up traffic coming into the site will have more room.

Mr. Scheible: Mr. Green, there is no objection with a work permit which will be required. So he has no objection.

Mr. Reynolds: I am concerned about the drainage ditch and where it goes underneath the road and to the other side where the other side of the road where it empties in there. You are going to have more runoff there from this unit then you were before and it is going to run into the drainage ditch. Am I correct?

Mr. Lacatta: Eventually everything will be through this 30" pipe under Route 94. We've submitted calculations to Mr. Edsall.

Mr. Reynolds: What is the condition of the area on the other side of 94, is this going to flood an area there or is it going to be giving them problems to the property owners.

Mr. Lacatta: Further on down it is my understanding that it is my understanding that that is going into a low area.

Mr. VanLeeuwen: There is a swamp.

Mr. Reynolds: I know where it goes. What I am getting at now this is an open area. When it rains it absorbs it there and you don't have as much drainage going down now. You are going to pave it, you are going to have roofs, gutters, all this water will be additional flow, you are going to have it go down into the property. Are you going to flood the other properties with this, that is my question.

Mr. VanLeeuwen: I don't know.

Mr. Scheible: I have a hunch that may flow into wetlands area there. I think that is down by Palamino Road going down there. I am pretty sure that is declared wetlands.

Mr. Reynolds: We want to be sure we are not doing something to the other properties that we shouldn't be doing.

Mr. McCarville: Nowhere on this plan does this tell me this is a blacktop surface on the parking lot.

Mr. Lacatta: There is a parking area detail in the upper left hand corner describing what we are going to do in the parking area.

Mr. McCarville: I am certain it is showing the curb here and it says 12' detail applies to driveway section within state right-of-way. It should be clearly stated.

Mr. Lacatta: We could add that to it.

Mr. Scheible: Be more specific on the type of pavement.

Mr. Edsall: A quick review I think that you are understanding that it drains into the wetlands is correct. It runs back through the property on the south side of 94 and in some manner gets over to the designated wetlands CD 11 which is rather large.

Mr. Scheible: Where the old dump site is.

Mr. Edsall: Assuming everything in between is of such capacity there should be enough ultimate capacity downstream.

Mr. Reynolds: All we need is an answer, yes?

Mr. McCarville: It is showing paved shoulder and curb detail. Scale none, there is no scale to where it is going.

Mr. Lacatta: That is just a scale for this particular area that is from DOT specs.

Mr. McCarville: It says this applies to the property on the state right-of-way. This is supposed to tell me that the rest of this up here applies to this parking lot.

Mr. Lacatta: From the property line on back.

Mr. McCarville: It is not very clear.

Mr. Lacatta: We can clear it up.

Mr. Edsall: That is going to be completely paved, the parking lot.

Mr. Lacatta: The parking lot will be completely paved if you want a blurb we

can do that, no problem.

Mr. Scheible: The dumpster site, is that going to be completely closed, I hope?

Mr. Lacatta: We can close it.

Mr. Scheible: I'd like to see it fenced in, the area.

Mr. Lacatta: Sometimes when they pick up it may present a problem.

Mr. Scheible: A fence with a gate.

Mr. Lander: You do have a house or a trailer right along where the dumpster is. That is why some type of screening should be there for that and the people that visit it.

Mr. Lacatta: You want fencing around the dumpster.

Mr. Scheible: Stockade type fence.

Mr. Reynolds: As long as you are not going to do any changes on the map here, I think I would like to see the detailed plan of what you are going to do with the ditch.

Mr. Lacatta: Sure.

Mr. Reynolds: If you just dig a ditch there next year it is going, you are going to be back to what you have there now.

Mr. VanLeeuwen: Get wrap-wrap in it.

Mr. Reynolds: That is why I am after something like that in order, because you have people living here, you also have--

Mr. Lacatta: We were thinking something similar along those lines.

Mr. Reynolds: You may have been thinking but it is not on the map, I'd like to see it on the plan.

Mr. Scheible: To the left here that whole area there is a trailer in there, and I think that whole area has always been graded out, they found some stones stuff in the flow of water going into the culvert, did you tell me about that?

Mr. Babcock: It was across the street where the old bar parking lot used to be. It was pretty plugged up, it flooded back on to where the trailers were next door but that has been cleaned up. But I think it is a good idea to put some wrap-wrap along the ditch.

Mr. Lacatta: we can only work on our property, the ditch continues on the stream. It continues off our property.

Mr. VanLeeuwen: we are only talking on your property.

Mr. Reynolds: But you are also creating runoff going on someone elses property.

Mr. Lacatta: The runoff will be minimal on a half acre in addition or the delta addition to the stream.

Mr. Revns: That is a wet area already.

Mr. Lacatta: The reason why it was a wet area was because of the clogging of the downstream portion at the culvert.

Mr. Lander: Just a pump station, is that going to be covered with asphalt?

Mr. Lacatta: What we'd like to do is have it be brought down to grade so that we can park there but in the event that becomes a problem we have left an additional space so what we can do is protect that particular pump station where it is. Can we get conditional approval?

Mr. Scheible: We don't do conditional approvals.

Mr. Lacatta: And you want a resubmission of the map indicating the changes?

Mr. Scheible: Yes.



Louis Heimback  
County Executive

Department of Planning  
& Development

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

Peter Garrison, Commissioner  
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT  
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by T. NEW WINDSOR PLANNING BO. D P & D Reference No. NUT 2587M  
County I.D. No. 67, 4, 1B.1

Applicant GROVE HOMES, INC.

Proposed Action: SITE PLAN FOR RETAIL STORES & OFFICES

State, County, Inter-Municipal Basis for 239 Review FRONTAGE ADDRESS NYS QL

Comments: DESIGN AND AESTHETIC CONSIDERATIONS SHOULD TAKE INTO ACCOUNT SITE USAGE (DENSITY AND GEOMETRIES), FUNCTIONAL ADJACENCY, ARCHITECTURAL FEATURES, SIGNING, LANDSCAPING AND SUCH INCIDENTALS AS FENCING, BUFFER STRIPS, VEHICULAR CIRCULATION AND PEDESTRIAN SAFETY.

Related Reviews and Permits N.Y.S. DEPT. OF TRANSPORTATION

County Action: ☒ Local Determination ☐ Approved ☐ Disapproved

Approved subject to the following modifications and/or conditions:

OCTOBER 22, 1987  
Date

Peter Garrison  
Commissioner

☐ Postcard Returned  
Date \_\_\_\_\_

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.  
~~SEWER~~ SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by

Zimmerman Eng. \_\_\_\_\_ for the building or subdivision of

Grove Homes \_\_\_\_\_ has been

reviewed by me and is approved ✓

disapproved \_\_\_\_\_.

~~If disapproved, please list reason.~~

There is no town water in this area.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Steve D. D.  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

TOWN OF NEW WINDSOR PLANNING BOARD  
TRACKING SHEET

PROJECT NAME: Grove Homes, Inc. - Retail Stores & Offices

PROJECT NO. : 87-38

TYPE OF PROJECT:    Subdivision \_\_\_\_\_    Site Plan ☒ \_\_\_\_\_  
                            Lot Line Change \_\_\_\_\_    Other (Describe) \_\_\_\_\_

TOWN DEPARTMENT REVIEWS:

	Date App'd	Date Not App'd	Not Required
Planning Board Engineer	<u>6/2/87</u>	_____	_____
Highway	_____	_____	_____
Bu. Fire Prev.	<u>5/26/87</u>	<input checked="" type="checkbox"/>	_____
Sewer	<u>6/5/87</u>	<input checked="" type="checkbox"/>	_____
Water	_____	_____	_____
Flood	_____	_____	_____

OUTSIDE DEPT./AGENCY REVIEWS:

DOT	<u>6/10/87</u>	_____
DEC	_____	_____
O/C PLANNING	<u>County Action to be Taken</u>	_____
O/C HEALTH	_____	_____
NYS DOH	_____	_____
OTHER (SPECIFY)	_____	_____

SEOR:    Lead Agency Action \_\_\_\_\_  
            Determination \_\_\_\_\_  
            EAF Short \_\_\_\_\_ Long \_\_\_\_\_ Submitted \_\_\_\_\_ Accepted \_\_\_\_\_  
            Proxy: Filed \_\_\_\_\_ Representative \_\_\_\_\_

PUBLIC HEARING:    Held (DATE) \_\_\_\_\_    Waived\* \_\_\_\_\_  
                            Other \_\_\_\_\_  
                            (\* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:  
(SUBDIVISIONS)

Sketch Plan Date	_____	+ 30 days = Action Date	_____
Preliminary P/H Date	_____	+ 45 days = Action Date	_____
Preliminary App'l Date	_____	+ 6 months = Final Resub. Date	_____
Final Plan Date	_____	+ 45 days = Final App'l Date	_____

TIME SEQUENCING:  
(SITE PLANS)

Presubmission Conf. Date	_____	+ 6 months = Submittal Date	_____
First Meeting Date	_____	+ 90 days = Final App'l Date	_____

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Vincent Biagini  
resides at Woodcock MD Rd Washingtonville  
(Owner's Address)

in the County of OK

and State of NY

and that he is the owner in fee of S52-B2-L81

which is the premises described in the foregoing application and

that he has authorized Gerald Zimmerman P.E. (ZIMMERMAN ENGINEERING)

to make the foregoing application as described therein. Minor

Subdivision Lands of Grove Homes, Inc. - S52 - B2 - L81, Job No. 87-45.

Date: 9/11/87

Vincent Biagini  
(Owner's Signature)

Arthura Abbona  
(Witness' Signature)

PLANNING BOARD

9/29/87

## SHORT ENVIRONMENTAL ASSESSMENT FORM

### Appendix B Part 617

Project Title: Proposed Retail Stores and Offices for Grove Homes, Inc.

Location: Northerly side Route 94, approximately 350' east of Palomino Road

ID Number: Town of New Windsor, Tax Lot S 67 - B 4 - L 18.1

#### INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

#### ENVIRONMENTAL ASSESSMENT

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### FOR AGENCY USE ONLY

Preparer's Signature: *Herald Zimmerman* Date: 9/23/87  
Preparer's Title: *Project Engineer*  
Agency: \_\_\_\_\_

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Vincent Biagini, deposes and says that he  
resides at Woodcock Mountain Road, Washingtonville, N.Y.  
(Owner's Address)

in the County of Orange

and State of N.Y.

and that he is the owner in fee of S67 - B4 - L18.1

which is the premises described in the foregoing application and  
that he has authorized Gerald Zimmerman, P.E. (Zimmerman Engineering & Surveying, P.C.)  
to make the foregoing application as described therein.

Date: 9/25/87

Vincent Biagini  
(Owner's Signature)

Cynthia Blaxie  
(Witness' Signature)



# COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

## Department of Health

124 MAIN STREET  
GOSHEN, NEW YORK 10924 TEL: 914-294-7961

Walter O. Latzko  
President, Board of Health

October 7, 1987

RE: Retail Offices and Stores  
Grove Homes, Inc.

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

Gentlemen:

Be advised that this developer must submit the plans for the water system proposed to serve this project for our review and approval prior to installation.

Also, if a food service establishment is to be a tenant, the layout plans of that store must receive our approval prior to installation of equipment.

Very truly yours,

M. J. Schleifer, P.E.  
Assistant Commissioner

MJS:dlb

cc: File

87-38

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, [REDACTED] O.C.H. O.C.P.  
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision Grove Homes Inc. as submitted by  
Zimmerman for the building or subdivision of

\_\_\_\_\_ has been  
reviewed by me and is approved no objection, Highway work  
disapproved \_\_\_\_\_ permit will be required

If disapproved, please list reason.

Wm Greene CEI  
HIGHWAY SUPERINTENDENT  
W.D. O.D.T. Winkelman

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

ROLL CALL      MR. JONES      AYE  
                 MR. REYN      AYE  
                 MR. LANDER      AYE  
                 MR. MC CARVILLE AYE  
                 MR. VAN LEEUWEN AYE  
                 MR. SCHIEFER      AYE  
                 MR. SCHEIBLE      AYE

REVIEW

GROVE HOMES - RETAIL STORE SITE PLAN (87-38)

Joe Lacatto came before the Board representing this proposal.

Mr. Edsall: This is just before Palamino Drive, 3 doors east of it.

Mr. Van Leeuwen: I think we should go out and take a look at it.

Mr. Lacatto: It is a vacant lot and you have a high portion in the rear you have Consolidated Railway behind it. It is graded in flat and she rises in the back.

Mr. Reyns: What is this proposed to be.

Mr. Lacatto: What we have proposed here are neighborhood shopping on the first floor level and small offices in the second level.

Mr. Reyns: What is the height of the building.

Mr. Lacatto: Within the zoning requirements, 35 maximum.

Mr. Van Leeuwen: Is it going to have a flat roof or pitched roof?

Mr. Lacatto: Right now we don't know we haven't turned it over to an architect to come up with it at this stage what we are looking for is some kind of comment, negative or positive.

Mr. Van Leeuwen: Did you get the engineer's comments?

Mr. Lacatto: No, I didn't.

Mr. Mc Carville: I suggest we set this up for a tour.

Mr. Reyns: I think that is the best way.

Mr. Scheible: Lets make it 6:30 lets meet right out in front here.

Mr. Edsall: Can you check the files and make sure he has EAF and proxy information if not we should request them.

Mr. Scheible: We have the EAF I am looking for the proxy statement which I don't see.

Mr. Edsall: Maybe we can let them know that prior to being brought in for the



McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
*Associate*

Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: ~~Grove Homes Retail Stores/Offices~~  
PROJECT LOCATION: Route 94 (North Side)  
NW#: 87-38  
9 September 1987

1. The Applicant has submitted a Site Plan for review for the construction of a two (2) story structure for retail store and office use.
2. So as to make the Application complete, it should be verified that the Applicant has submitted an Environmental Assessment Form and Proxy Statement (if required). In addition, the Site Plan Checklist should be completed by the Applicant and submitted.
3. So as to make the Site Plan more complete, the Applicant should add that information required per the Application Package Checklist, bulk not appearing on this Plan. Same to include, at minimum, both tables, approval box, lighting, refuse storage and screening, paving/curb details, proposed signs, etc.
4. The Applicant should indicate on the Plan any easements in favor of the Town of New Windsor for the existing sewage pump station located in the southwestern quadrant of the site.
5. Submittal of this Plan to the New York State Department of Transportation for their review, approval and a Permit is required.
6. The Plan as submitted indicates that the drive off Route 94 will be constructed at a positive +1% slope onto the site. Since no stormwater collection facilities are shown on the Plan, the effect of surface run-off onto Route 94 is questioned.

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS


PROJECT NAME: Grove Homes Retail Stores/Offices  
PROJECT LOCATION: Route 94 (North Side)  
NW#: 87-38  
9 September 1987

Page 2

7. The Plan indicates that an existing 30" culvert crosses Route 94 just west of the property. The path (s) of such drainage should be verified and the relative intensity determined so that any affects of this development (or the lack of same) on drainage flow can be determined.

8. It may be advisable that the Board schedule a field meeting for review of the site and the existing conditions relative to the proposed development.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEnjE

Grove  
87-38

BUILDING INSPECTOR, P.B. ENGINEER,  
SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
Zimmerman Eng. for the building or subdivision of  
Grove Homes. has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved L.

If disapproved, please list reason.

The Towns water system ends east of  
the thru-way overpass - New Windsor does  
not supply water to this area.

HIGHWAY SUPERINTENDENT

Steve D. D. D.  
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.  
WATER, ~~XXXX~~, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval ✓  
Subdivision \_\_\_\_\_ as submitted by  
Zimmerman Eng. & Surv. for the building or subdivision of  
Grave Homes - Retail stores & Offices has been  
reviewed by me and is approved ✓  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

Sewage is available in the area.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Lynn D. Masten  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

Oct. 5, 1987  
\_\_\_\_\_  
DATE

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

ITEM

- |  |   |
|--|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title                     | 29. <input checked="" type="checkbox"/> Curbing Locations                   |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s)                 | 30. <input checked="" type="checkbox"/> Curbing Through Section             |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es)             | 31. <input checked="" type="checkbox"/> Catch Basin Locations               |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name           | 32. <input checked="" type="checkbox"/> Catch Basin Through Section         |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address        | 33. <input checked="" type="checkbox"/> Storm Drainage                      |
| 6. <input checked="" type="checkbox"/> Drawing Date                        | 34. <input checked="" type="checkbox"/> Refuse Storage                      |
| 7. <input checked="" type="checkbox"/> Revision Dates                      | 35. <input checked="" type="checkbox"/> Other Outdoor Storage               |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET                      | 36. <input checked="" type="checkbox"/> Water Supply                        |
| 9. <input checked="" type="checkbox"/> Site Designation                    | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys.              |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet of Site | 38. <input type="checkbox"/> Fire Hydrants                                  |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10)         | 39. <input checked="" type="checkbox"/> Building Locations                  |
| 12. <input checked="" type="checkbox"/> PLOT PLAN                          | 40. <input checked="" type="checkbox"/> Building Setbacks                   |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser)         | 41. <input checked="" type="checkbox"/> Front Building Elevations           |
| 14. <input checked="" type="checkbox"/> Metes and Bounds                   | 42. <input checked="" type="checkbox"/> Divisions of Occupancy              |
| 15. <input checked="" type="checkbox"/> Zoning Designation                 | 43. <input checked="" type="checkbox"/> Sign Details                        |
| 16. <input checked="" type="checkbox"/> North Arrow                        | 44. <input checked="" type="checkbox"/> BULK TABLE INSET                    |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners           | 45. <input checked="" type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations        | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.)         |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas               | 47. <input checked="" type="checkbox"/> Building Coverage (% of Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation                | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. Ft.)         |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress           | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u>   |   |
| 22. <input checked="" type="checkbox"/> Landscaping                        | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.)                |
| 23. <input checked="" type="checkbox"/> Exterior Lighting                  | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area)        |
| 24. <input checked="" type="checkbox"/> Screening                          | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Proposed.     |
| 25. <input checked="" type="checkbox"/> Access & Egress                    | 53. <input checked="" type="checkbox"/> No. of Parking Required.            |
| 26. <input checked="" type="checkbox"/> Parking Areas                      |   |
| 27. <input checked="" type="checkbox"/> Loading Areas                      |   |
| 28. <input checked="" type="checkbox"/> Paving Details (Items 25-27)       |   |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGEMENT:**

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: \_\_\_\_\_

Licensed Professional

Date: \_\_\_\_\_

9/23/87

## DRAINAGE IMPACT CALCULATION

### I DATA

A - DRAINAGE AREA = 0.68 ACS

B - RUNOFF COEFF. = 0.30 BEFORE 0.90 AFTER

C - TIME OF CONCENTRATION = 10 MIN.

D - FREQUENCY = 25 YR.

E - RAINFALL = 6.30 IN/HR (SEE ATTACHED)

F -  $\Delta$  RUNOFF COEFF. = 0.60

### II $Q = \Delta C \cdot A$

$$= (0.60)(6.30 \text{ IN/HR})(0.68 \text{ ACS})$$
$$= 2.57 \text{ CFS}$$

### III INLET CAPACITY OF 30" CULVERT (EXIST.)

$$Q = 2.581 \left( \frac{d}{12} \right)^{2.5} \text{ WHERE } d = 30"$$

$$Q_{\text{INLET}} = 25.50 \text{ CFS}$$

IV  $\therefore$  DRAINAGE ADDITION TO EXISTING STREAM  
& EXISTING 30" CULVERT WOULD BE  
MINIMAL.

# RAINFALL INTENSITY CURVES FOR ROCKLAND COUNTY, NEW YORK

STORM DURATIONS - 5 MINUTES TO 120 MINUTES.

RETURN PERIODS - 2 YEARS TO 100 YEARS

NUSSBAUMER, CLARKE & VELZY  
CONSULTING ENGINEERS

INTENSITY (INCHES PER HOUR)

DURATION (MINUTES)

100 YEARS  
50 YEARS  
25 YEARS  
20 YEARS  
15 YEARS  
10 YEARS  
5 YEARS  
2 YEARS



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

GROVE HOMES, INC.

(Route 94)

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 16 June 1987.

       The site plan or map was approved by the Bureau of Fire Prevention.

☒ The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

The Bureau is concerned with the width of the driveway around the  
building, given the fact that snow plowing, if snow is not totally  
removed, would put the cars in the driving lane. If a second  
entrance/exit is established at parking stalls 8, 9, and 10, so that  
there is two (2) ways in and out, the Bureau would be acceptable to  
this site plan proposal.

SIGNED: Richard Hotaling  
CHAIRMAN

87-38

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.  
SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
Zimmerman Eng for the building or subdivision of  
Grove Homes has been  
reviewed by me and is approved ✓  
disapproved \_\_\_\_\_.

~~If disapproved, please list reason.~~

There is no town water in this area

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Gene D. D. D.  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

Grove Homes  
87-38

BUILDING INSPECTOR, P.B. ENGINEER,  
WATER, SEWER, ~~WATER~~ REVIEW FORM:

The maps and plans for the Site Approval Grove Homes  
Subdivision \_\_\_\_\_ as submitted by  
Zimmerman for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved Yes  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

Fred Lipp, Jr. MD  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

6/2/87  
DATE

87-38

The maps and plans for the Site Approval ✓  
Subdivision \_\_\_\_\_ as submitted by  
Zimmerman Engineering for the building or subdivision of  
Grove Homes, Inc. has been  
reviewed by me and is approved ✓,  
disapproved \_\_\_\_\_.

Samuel R. Master Jr  
SANITARY SUPERINTENDENT

5/26/87  
DATE

STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION  
112 DICKSON STREET  
NEWBURGH, NY 12550

Albert E. Dickson  
Regional Director

Franklin E. White  
Commissioner

June 10, 1987

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

RE: Grove Homes Inc.  
Route 94, S.H. 154

Dear Chairman:

We have reviewed this matter and please find our comments  
checked below:

- ☒ A Highway Work Permit will be required
- ☒ No objection
- ☐ Need additional information ☐ Traffic Study
- ☐ Drainage Study
- ☐ To be reviewed by Regional Office
- ☐ Does not affect N.Y. State Dept. of Transportation

ADDITIONAL COMMENTS:

Very truly yours,

*D. Greene*  
Donald Greene  
C.E. I Permits  
Orange County

DG/dn



Louis Holmbeck  
County Executive

Department of Planning  
& Development

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

Peter Garrison, Commissioner  
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT  
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by TOWN OF WINDSOR PLANNING BD. D P & D Reference No. NYDT 13-87M  
County I.D. No. 67, 4 118.1

Applicant GROVE HOMES, INC.

Proposed Action: SITE PLAN: RETAIL/OFFICE  
State, County, Inter-Municipal Basis for 239 Review FRONTAGE/ADDRESS NY 94

County Effects: \_\_\_\_\_

Related Reviews and Permits N.Y.S. DEPT. OF TRANSPORTATION

County Action: ☒ Local Determination \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_

Approved subject to the following modifications and/or conditions: \_\_\_\_\_

MAY 26, 1987  
Date

☐ Postcard Returned  
Date \_\_\_\_\_

Peter Garrison  
Commissioner

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550

Is a two-sided form

Job No. 87-23

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

### APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project Site Plan - Proposed Retail Stores and Offices for Grove Homes Inc.
2. Name of applicant Grove Homes Inc. Phone 496-3654  
Address P.O. Box 188, Woodcock Mountain Road, Washingtonville, New York 10992  
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Blooming Grove Operating Company Phone 496-3654  
Address P.O. Box 188, Washingtonville, New York 10992  
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Name of person preparing plan Zimmerman Engineering & Surveying, PC Phone 782-7976  
Address Route 17M, Harriman, New York 10926  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney Mr. Schechtman Phone 565-5252  
Address Grand Street, Newburgh, New York 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the northerly side of N.Y.S. Route 94  
300 feet easterly (direction)  
of Swamp Road (Palamino Place)  
(Street)
7. Acreage of parcel 29,659 s.f. or 0.68 acres
8. Zoning district NC - Neighborhood Shopping
9. Tax map designation: Section 67 Block 4 Lot(s) 18.1
10. This application is for the use and construction of Retail Stores and Office Building
11. Has the Zoning Board of Appeals granted any variance or special permit concerning property? No If so, list case No. and Name \_\_\_\_\_
12. List all contiguous holdings in the same ownership  
Section None Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

FOR OFFICE USE ONLY:

Schedule

Calendar

Updated

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

20th day of May, 1987

Ann Marie Lynn Post (Johnson)

Notary Public  
ANN MARIE LYNN POST  
Notary Public, State of New York  
No. 4831080  
Qualified in Orange County

[Signature]  
Applicant's Signature

(Agent for Applicant)  
Title

OWNER'S ENDORSEMENT

(Completion of this section is ONLY if applicable)

COUNTY OF ORANGE }  
STATE OF NEW YORK } SS.:

\_\_\_\_\_ being duly sworn, deposes and says that he resides  
\_\_\_\_\_ in the  
(Owner's Address)  
county of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_ of the \_\_\_\_\_  
(Official Title)  
Corporation which is the owner in fee) of the premises described in the foregoing application  
and that he has authorized \_\_\_\_\_ to make the fore-  
going application for special use approval as described herein.

Sworn before me this.

\_\_\_\_\_ day of \_\_\_\_\_, 1987

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
Notary Public

APPENDIX A  
EAF  
ENVIRONMENTAL ASSESSMENT - PART I

Project Information

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire Data Sheet. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete PARTS 2 and 3.

It is expected that completion of the EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF PROJECT:

Site Plan - Proposed Retail Stores  
and Offices for Grove Homes, Inc.

ADDRESS AND NAME OF APPLICANT:

Grove Homes Inc.  
(Name)

P.O. Box 188 - Woodcock Mountain Rd.  
(Street)

Washingtonville, New York 10992  
(P.O.) (State) (Zip)

NAME AND ADDRESS OF OWNER (If Different)

Blooming Grove Operating Company  
(Name)

P.O. Box 188  
(Street)

Washingtonville, N.Y. 10992  
(P.O.) (State) (Zip)

BUSINESS PHONE: 496-3654

DESCRIPTION OF PROJECT: (Briefly describe type of project or action) Commercial Development  
for stores and offices on 0.7 acres.

(PLEASE COMPLETE EACH QUESTION - Indicate N.A. if not applicable)

**A. SITE DESCRIPTION**

(Physical setting of overall project, both developed and undeveloped areas)

1. General character of the land: Generally uniform slope X Generally uneven and rolling or irregular \_\_\_\_\_
2. Present land use: Urban \_\_\_\_\_, Industrial \_\_\_\_\_, Commercial \_\_\_\_\_, Suburban X, Rural \_\_\_\_\_, Forest \_\_\_\_\_, Agriculture \_\_\_\_\_, Other \_\_\_\_\_
3. Total acreage of project area: .7 acres.

Approximate acreage:	Presently	After Completion		Presently	After Completion
Meadow or Brushland	<u>.7</u> acres	<u>0</u> acres	Water Surface Area	_____ acres	_____ acres
Forested	_____ acres	_____ acres	Unvegetated (rock, earth or fill)	_____ acres	_____ acres
Agricultural	_____ acres	_____ acres	Roads, buildings and other paved surfaces	_____ acres	_____ acres
Wetland (Freshwater or Tidal as per Articles 24, 25 or F.C.L.)	_____ acres	_____ acres	Other (indicate type)	_____ acres	_____ acres

4. What is predominant soil type(s) on project site? gravelly silt loam
5. a. Are there bedrock outcroppings on project site? \_\_\_\_\_ Yes X No
- b. What is depth to bedrock? 5 (In feet)

9/1/78

- ## B. PROJECT DESCRIPTION

- j. Total height of tallest proposed structure 35 feet.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site - 0 tons  
0 cubic yards.
3. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site - 0 acres.
4. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? Yes ☒ No
5. Are there any plans for re-vegetation to replace that removed during construction? ☒ Yes No
6. If single phase project: Anticipated period of construction 6 months, (including demolition).
7. If multi-phased project: a. Total number of phases anticipated No.  
b. Anticipated date of commencement phase 1 month year (including demolition)  
c. Approximate completion date final phase month year.  
d. Is phase 1 financially dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes ☒ No
9. Number of jobs generated: during construction 10; after project is complete 20.
10. Number of jobs eliminated by this project 0.
11. Will project require relocation of any projects or facilities? ☒ Yes No. If yes, explain:  
possible relocation/adjustment of existing sewage pump station.
12. a. Is surface or subsurface liquid waste disposal involved? ☒ Yes No.  
b. If yes, indicate type of waste (sewage, industrial, etc.) Sewage.  
c. If surface disposal name of stream into which effluent will be discharged N/A.
13. Will surface area of existing lakes, ponds, streams, bays or other surface waterways be increased or decreased by proposal? Yes ☒ No.
14. Is project or any portion of project located in the 100 year flood plain? Yes ☒ No
15. a. Does project involve disposal of solid waste? ☒ Yes No  
b. If yes, will an existing solid waste disposal facility be used? Yes No  
c. If yes, give name: S.D. #10; location Town of New Windsor.  
d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes ☒ No
16. Will project use herbicides or pesticides? Yes ☒ No
17. Will project routinely produce odors (more than one hour per day)? Yes ☒ No
18. Will project produce operating noise exceeding the local ambience noise levels? Yes ☒ No
19. Will project result in an increase in energy use? ☒ Yes No. If yes, indicate type(s) electric - gas & oil.
20. If water supply is from wells indicate pumping capacity TBD gals/minute.
21. Total anticipated water usage per day 400 gals/day.
22. Zoning: a. What is dominant zoning classification of site? neighborhood commercial (NC).  
b. Current specific zoning classification of site same.  
c. Is proposed use consistent with present zoning? Yes.  
d. If no, indicate desired zoning \_\_\_\_\_.

26. Approvals: a. Is any Federal permit required? Yes X No  
 b. Does project involve State or Federal funding or financing? Yes X No  
 c. Local and Regional approvals:

	Approval Required (Yes, No)	Approval Required (Type)	Submittal (Date)	Approval (Date)
City, Town, Village Board	<u>No</u>	_____	_____	_____
City, Town, Village Planning Board	<u>Yes</u>	_____	_____	_____
City, Town, Zoning Board	<u>No</u>	_____	_____	_____
City, County Health Department	<u>No</u>	_____	_____	_____
Other local agencies	<u>No</u>	_____	_____	_____
Other regional agencies	<u>No</u>	_____	_____	_____
State Agencies	<u>No</u>	_____	_____	_____
Federal Agencies	<u>No</u>	_____	_____	_____

### C. INFORMATIONAL DETAILS

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with the proposal, please discuss such impacts and the measures which can be taken to mitigate or avoid them.

PREPARER'S SIGNATURE: Ronald Z

TITLE:

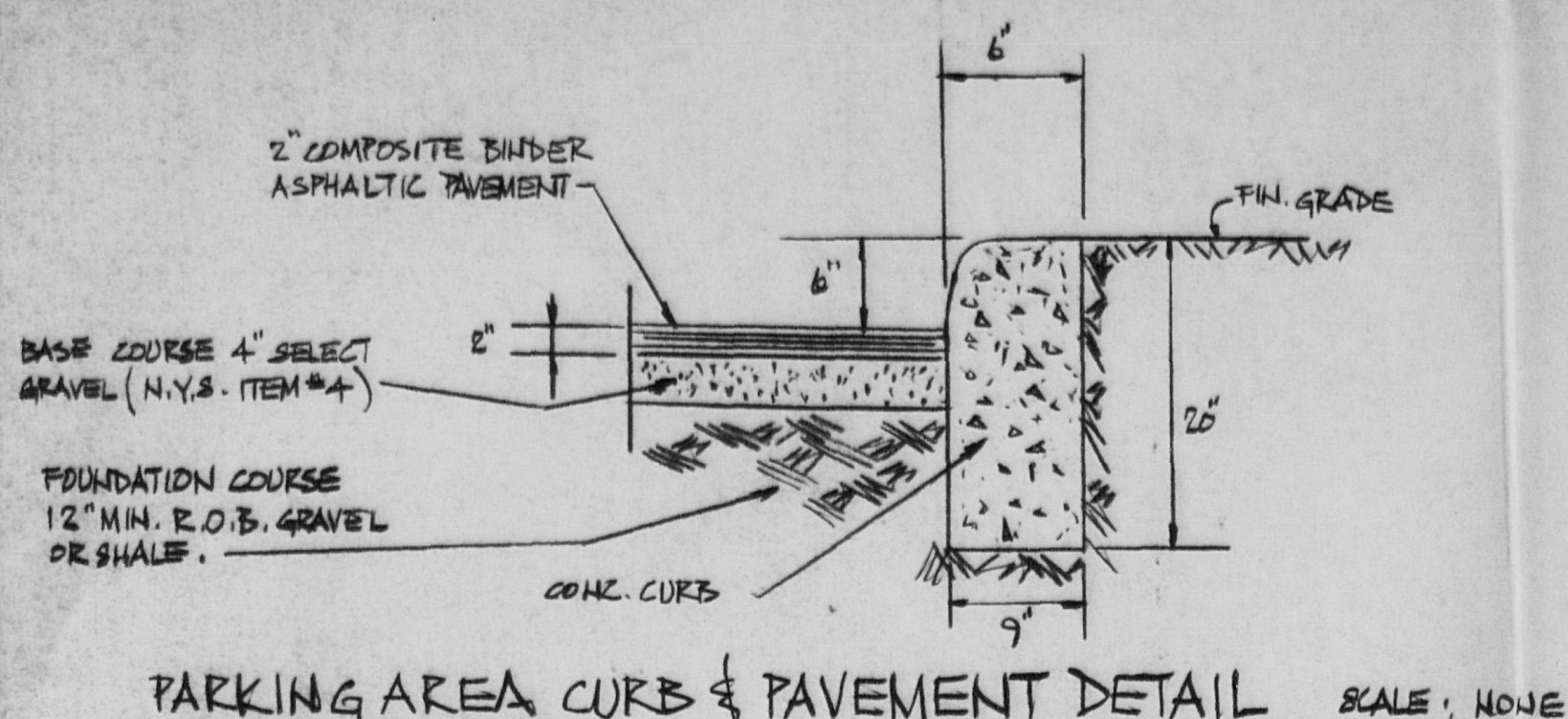
Project Engineer

REPRESENTING:

Zimmerman Engineering & Surveying, P.C.

DATE:

May 20, 1987

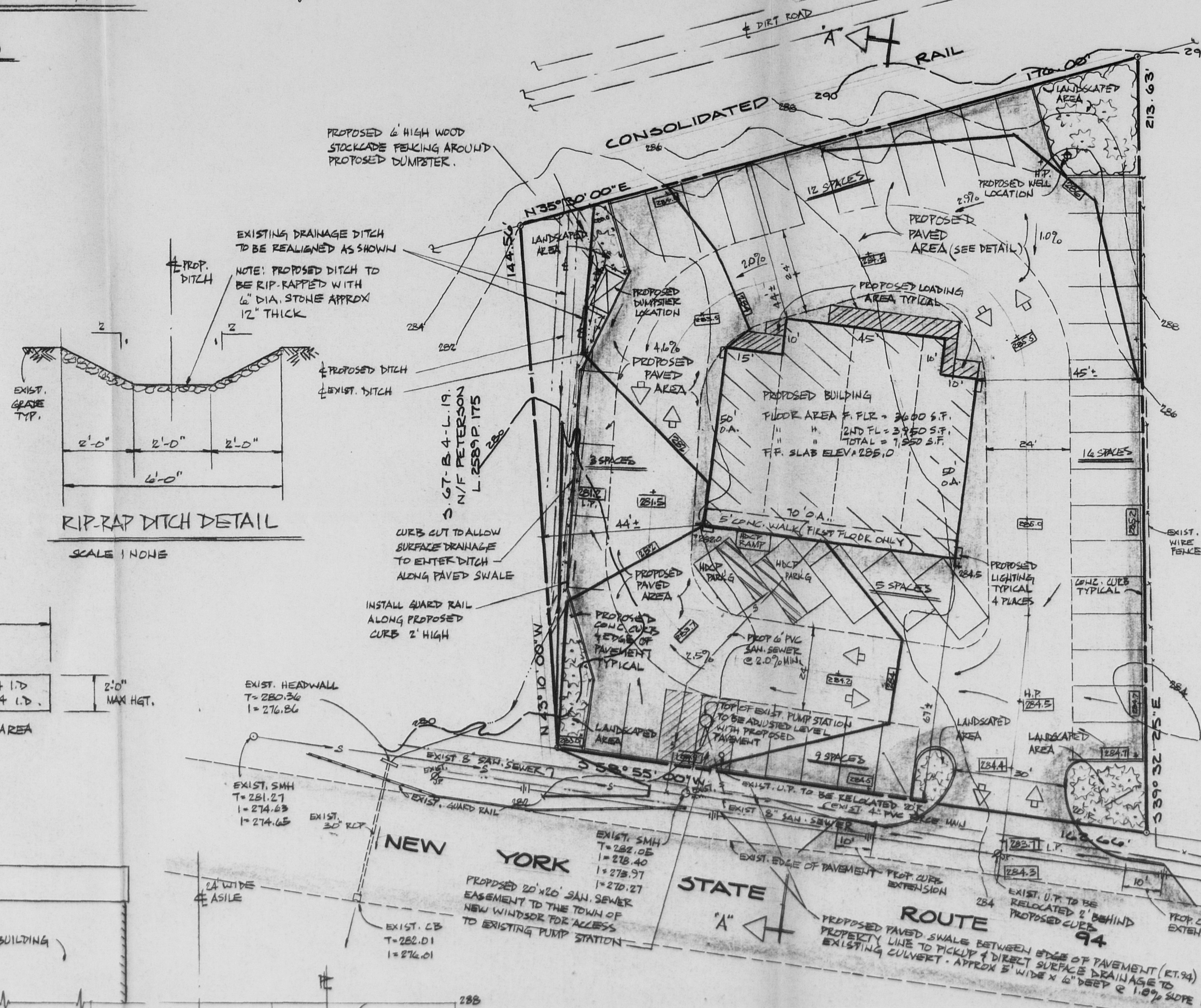


### BULK TABLE - DISTRICT - NEIGHBORHOOD COMMERCIAL (NC)

	REQUIRED	PROVIDED
MIN. LOT AREA	10,000 S.F.	29,659 S.F.
MIN. LOT WIDTH	100 FT.	162 FT.
MIN. FRONT YARD	40 FT.	67 FT.
MIN. SIDE YARD (TOT. BOTH SIDE YDS)	15 FT.	44 / 69 FT.
MIN. REAR YARD DEPTH	15 FT.	44 FT.
MIN. STREET FRONTAGE	N/A	N/A
MAX. BUILDING HEIGHT	35 FT.	35 FT.
FLOOR AREA RATIO	1	0.25
MIN. LIVABLE FLOOR AREA	N/A	N/A
DEVELOPMENT COVERAGE	N/A	N/A
MIN. OFF STREET PARKING	44	45
MIN. OFF STREET LOADING BERTHS	1/10,000 S.F.	N/A

NOTES: (FROM S.P. CHECKLIST)

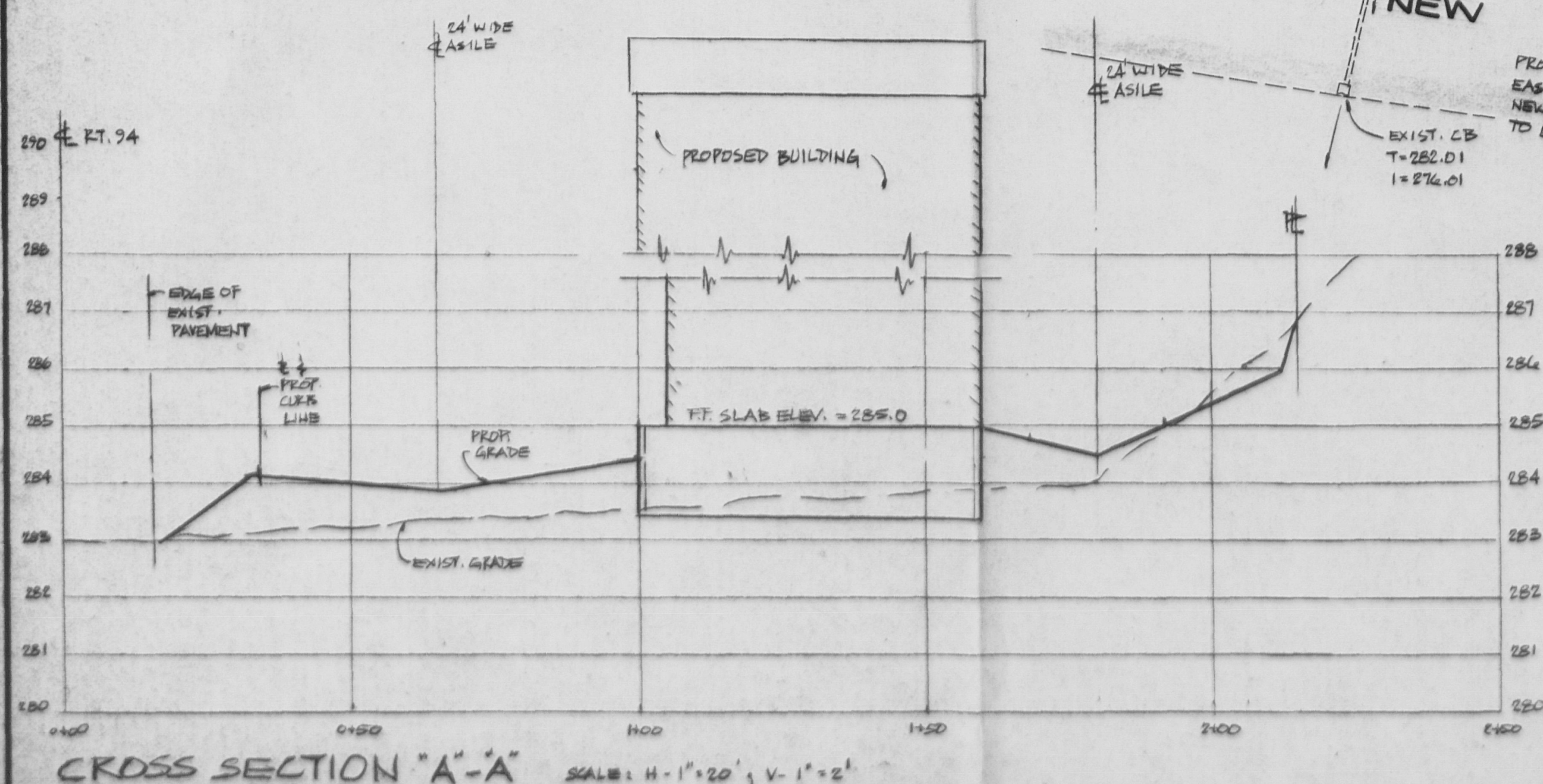
1. BUILDING COVERAGE (S.F.)	=	3,950 S.F.
" (7% OF TOTAL AREA)	=	13%
2. PAVEMENT COVERAGE (S.F.)	=	22,400 S.F.
" (7% OF TOTAL AREA)	=	76%
3. OPEN SPACE (S.F.)	=	3,300 S.F.
" (7% OF TOTAL AREA)	=	11%
		100%



STORE #1 1/D.	STORE #2 1/D.	STORE #3 1/D.	STORE #4 1/D.
OFFICE #1 1/D.	OFFICE #2 1/D.	OFFICE #3 1/D.	OFFICE #4 1/D.

REF: COL. H LINE 4 - SIGN AREA NOT TO EXCEED 10% OF THE SIGN WALL AREA OR 50 S.F. MAX. PER ESTABLISHMENT

### PROPOSED SIGN DETAIL - SCALE: NONE



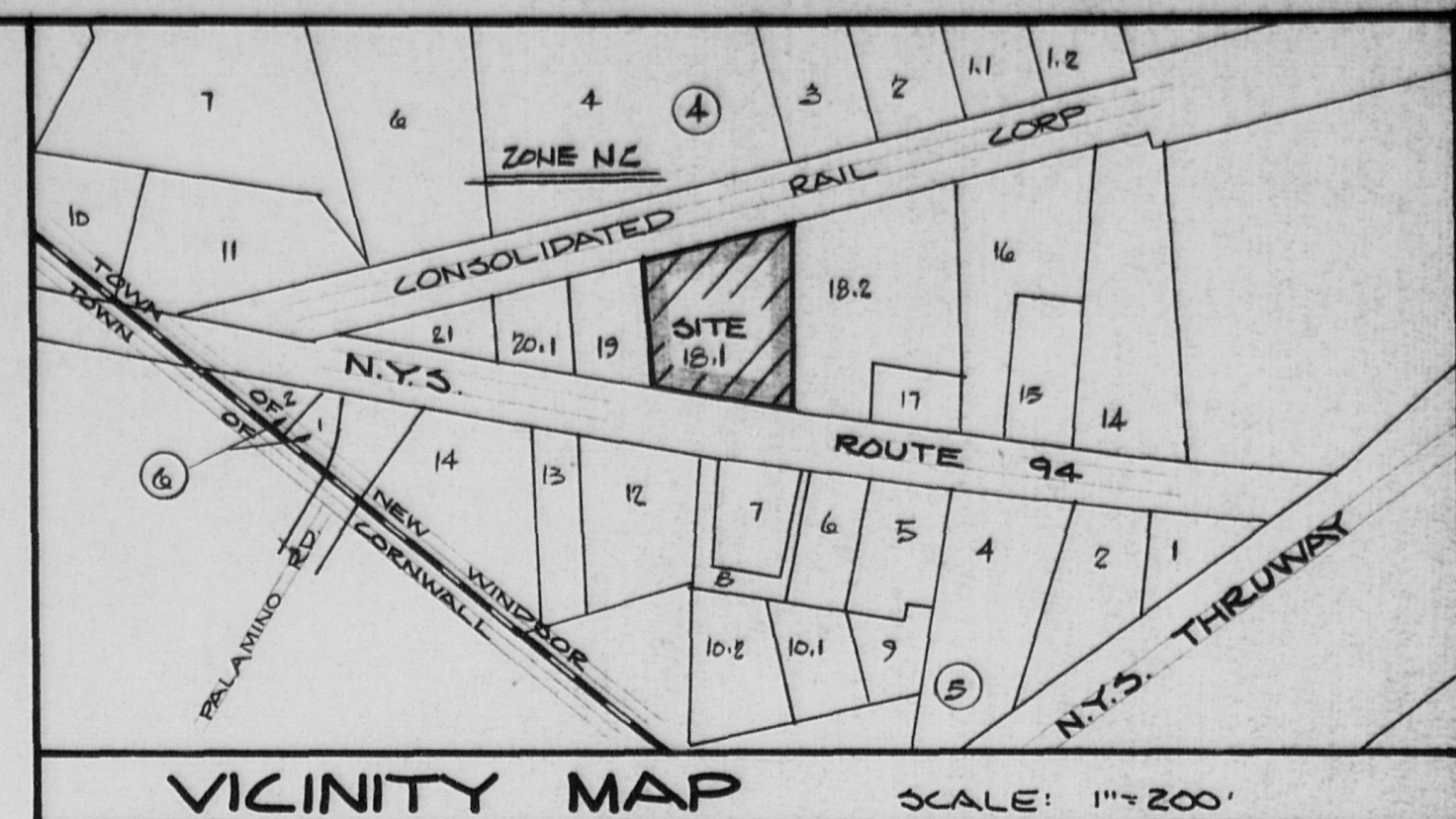
### LEGEND

- EXISTING CONTOUR
- PROPOSED "
- " SPOT ELEVATION
- LANDSCAPED AREA



I HEREBY CERTIFY TO BLOOMING GROVE OPERATING CO. & GROVE HOMES INC. THAT THIS MAP SHOWS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON APR. 25, 1987

GERALD ZIMMERMAN P.L.S. L.I.C. NO. 49410  
P.E. L.I.C. NO. 47391



### TAX MAP NO.

SECTION: 6T  
BLOCK: 4  
LOT: 18.1

### DEED

LIBER: 2379  
PAGE: 89

### RECORD OWNER / DEVELOPER

BLOOMING GROVE  
OPERATING CO.

GROVE HOMES INC.  
PO. BOX 188 WOODCOCK MTH. RD  
WASHINGTONVILLE, N.Y. 10992

### TOTAL TRACT AREA

29,659.24 ± S.F. OR 0.68 ACS.

### PARKING ANALYSIS

FIRST FLOOR AREA = 3,600 S.F. x 1/150 (RETAIL) = 24  
2ND " " = 3,950 S.F. x 1/200 (OFFICE) = 19.75 OR 20  
TOTAL PARKING SPACES REQUIRED = 44  
PROVIDED = 45 \*

\* PARKING SPACES INDICATED 10' X 20' TYPICAL  
2 HANDICAPPED SPACES PROVIDED 13' X 20' TYPICAL

APPROVED BY THE TOWN OF NEW WINDSOR P.B.

Site Plan  
APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 10-28-87  
BY *Henry F. Scheible*  
HENRY F. SCHEIBLE  
SECRETARY

### SITE PLAN

SHEET 1 OF 1	PROPOSED RETAIL STORES & OFFICES
REVISIONS	FOR
	GROVE HOMES INC.
	SCALE: 1" = 20'
	DATE: 4-30-86
	JOB NO. 87-23
	DRAWN BY: J.F.
	TOWN OF NEW WINDSOR
	ORANGE COUNTY, NEW YORK
	ZIMMERMAN ENGINEERING & SURVEYING, P.C.
	RT. 17M HARRIMAN, N.Y.